

\$287,500 - 326 3 Ave, Bassano

MLS® #A2245400

\$287,500

3 Bedroom, 1.00 Bathroom, 903 sqft

Residential on 0.17 Acres

NONE, Bassano, Alberta

Move-in Ready Perfect Starter Home Located At 326 3 Ave, Bassano

Welcome to your dream starter home! This beautifully renovated 3-bedroom, 1-bathroom gem is perfect for first-time buyers or savvy investors. Every detail has been thoughtfully updated to provide modern comfort and style. Renovations Galore:Â Enjoy peace of mind with Brand-New kitchen sink and tapes, new vinyl flooring, updated vinyl windows, and a freshly redone bathroom complete with updated plumbing. The interior boasts stylish new doors, closets doors, and trim, while the exterior has been completely refreshed front and back.

Outdoor Perfection:Â Soak up the sun on the beautifully built pressure-treated deck (12x14) and take in the spacious yard. New eavestroughs, shingles, and extra blown-in insulation in the rafters ensure year-round comfort and efficiency.

Basement Potential:Â The basement features a roughed-in bathroom and a separate exterior entrance, offering endless possibilities for future development or a suite conversion.

Possibly consider a Theatre room!

You will also find the Brand-New Washer & Dryer, Oh and did I mention the New Hot Water Tank!

Show-Stopping Garage:Â The newly built garage is a standout feature, crafted by Red Seal carpenters. With a Double insulated 18-foot , Lift Master door with whisper quiet drive belt on the side, a sub-panel, and ample



space for vehicles, tools, or weekend projects, it's a dream come true for any homeowner. Don't miss this incredible opportunity to own a move-in ready home that combines charm, functionality, and potential. Schedule your viewing on this cozy adorable home today and make 326 3 Ave, Bassano, your new address!

Built in 1979

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2245400 |
| Price | \$287,500 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 903 |
| Acres | 0.17 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 326 3 Ave |
| Subdivision | NONE |
| City | Bassano |
| County | Newell, County of |
| Province | Alberta |
| Postal Code | T0J 0B0 |

Amenities

| | |
|----------------|-------------------------------------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Detached, Off Street, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------|
| Interior Features | Bathroom Rough-in, Vinyl Windows |
|-------------------|----------------------------------|

| | |
|--------------|-------------------------------------------------------|
| Appliances | Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Partially Finished |

Exterior

| | |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other |
| Lot Description | Back Lane, Back Yard, Front Yard, Garden, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Mixed, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 1st, 2025 |
| Days on Market | 1 |
| Zoning | R1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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